



Date _____
Tracking Number _____

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

Early Consultation: Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

Application Acceptance: All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

Purpose: The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

When to Apply and Process: In 2016, the amendment application period will begin on April 25th and close on August 31st. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

REQUIRED COMPONENTS

Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Evaluation of current public policy
 - Other factors
- FEE: \$1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14,Sec.C)

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
 - Change in land use trends
 - Impacts on neighboring property
 - Evaluation of existing zoning classification & the current future land use classification
 - Public benefits from the proposed change
 - Health, safety & welfare
 - Other factors
- Photographs of subject site
- FEE based on table below

Lots 0-4,999 sq ft	\$1,000	Lots 25,000-74,999 sq ft	\$3,000
Lots 5,000-24,999 sq ft	\$2,000	Lots 75,000 sq ft or more	\$4,000

TO BE COMPLETED BY CPC STAFF

Intake Planner _____ Date Received _____
Amount Received _____ Planning District _____



MASTER PLAN APPLICATION

REQUEST FOR CHANGE IN TEXT OF MASTER PLAN

REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendment that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume _____ Chapter(s) _____ Page No(s) _____ Title(s) _____

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate application is needed for each non-contiguous property) _____

Single property located at 3251 St Ferdinand street, bounded by St Ferdinand, Higgins, and Benefit Street

Municipal Address(es) _____

3251 St Ferdinand st

Square Number(s) Sq 2 Gordon Plaza Subdivision Lot Number(s) 2-A-1

Tax Bill Number(s) 39W747702

Square footage of area 113,611

Future Land Use Map Designation (current status) RLD-Post

Proposed Future Land Use Map Designation MUM



City Planning
Commission



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APPLICANT INFORMATION FOR AMENDMENTS TO THE MASTER PLAN

APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) 3251 St Ferdinand LLC
Address 1615 Gov. Nicholls St #102
City New Orleans State LA Zip 70116
Phone 504-782-7574 Email address peter@petergardner.com

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other
Applicant Name (and org. name if applicable) _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email address _____



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MASTER PLAN APPLICATION

ACKNOWLEDGMENTS

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner or authorized agent of the area of land described above, hereby submit for your approval the above-stated request.

Applicant Signature _____

[Signature]
 3251 St Ferdinand
 LLC

Date _____

9/9/16

Applicant Signature _____

Date _____

(Notarization is only required for application subject to a fee.)

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signatures are affixed above, all of the full age of majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn and subscribed before me this 9th day of September 2016.

My Commission Expires AT DEATH

ERIN C. SPEARS
NOTARY PUBLIC
Bar No.35565/ID No. 138192
State of Louisiana
My Commission is issued for Life

Project NPP Checklist for Applicants

(To Be Submitted with Application)

Step 1: Meet with the City Planning Commission staff. Provide the size of your site and the floor area of any existing or planned structures. The staff will verify the size(s) and will provide the contact list information. This information constitutes your Project Neighborhood Participation Program contact list.

✓	Site area: <u>113,611</u> sq. ft. (to be provided by applicant and verified by staff)
✓	Floor area of all structures (existing and/or planned): <u>23,700</u> sq. ft. (to be provided by applicant and verified by staff)
✓	Radius for notification is: <input type="checkbox"/> 300 feet (when site and floor area are less than 25,000 sq. ft.) <input checked="" type="checkbox"/> 600 feet (when either the site or floor area is greater than or equal to 25,000 sq. ft.)
✓	Outlined area map of notification radius (printout of appropriate buffer showing lot lines, contact names and addresses)
✓	Owner(s) of record of subject property and all properties within notification radius (from Assessor's office)
✓	Addresses of subject property and all properties within notification radius (separate list with property addresses may be addressed to "Occupant")
✓	All neighborhood associations with boundaries within which any portion of the subject property is located (if possible, notify the neighborhoods groups through email).
✓	The City Council member for the district where the project is located.

Source: Comprehensive Zoning Ordinance Article 3, Section 3.3.B.

Step 2: Write a letter to the community. Information to be provided in the letter shall include:

✓	Type of land use application (zoning change, conditional use, planned development, variance(s), Master Plan Future Land Use Map amendment, etc.).
✓	A brief description of the project or the change of regulations/map designation.
✓	Your contact information or contact information for a representative.
✓	Estimated start and end dates for any construction and estimated opening date for any non-residential component of the project.
✓	Indicate which techniques are being used to notify the contact list (USPS, certified mail, hand delivery, etc.).
✓	Date, time, and location of the neighborhood meeting (consult the Neighborhood Engagement Office at 658-4980 for help in finding a location and planning your neighborhood meeting).
✓	State how people and associations on the contact list will be informed of any changes to the proposal after the initial contact (people who sign in at the meeting will receive email updates, a project website will be kept up to date with changes, etc.).
✓	If the project is a conditional use, planned development, or variance, attach a project site plan.

Source: Comprehensive Zoning Ordinance Article 4, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2.

Project NPP Checklist (To Be Submitted with Application)

Step 3: Hold a Neighborhood Meeting(s).

✓	Meeting must be held between 5 business days and 30 days after the date that notice of the meeting is provided to the contact list.
✓	Provide a sign-in sheet to submit with your application and to be able to update meeting attendees on project changes.
✓	Keep a record of all comments and concerns that are discussed at the meeting.
✓	Application to the CPC/BZA must be submitted within 90 days of the meeting (or most recent meeting if additional meetings were held).

Source: Comprehensive Zoning Ordinance Article 4, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2.

Step 4: Prepare a Summary Report that contains the following:

✓	The dates, times, and locations of all meetings held with interested parties (a meeting must have taken place within 90 days preceding the application submittal).
✓	The total number of people that participated in the process (the number of people who attended all meetings, as well as any others who made contact via other means, as evident from sign-in sheets, emails, etc.).
✓	A list of the concerns, issues, and problems expressed by the participants.
✓	A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If a concern, issue, or problem is not being addressed, the report shall state the reasons.
✓	Include the following attachments: Contact List with the names of the individuals and entities that were noticed (at a minimum, this must include the contact list provided by the CPC staff), NPP Meeting Invitation, and Meeting Sign In Sheet.
✓	If applicable, include the following attachments: copies of letters, emails, affidavits, newsletters, publications, and petitions received in support of or in opposition to the proposed project, as well as any other materials pertaining to the notification process.

Source: Comprehensive Zoning Ordinance Article 4, Sections 4.2.D.2, 4.3.D.2, 4.4.E.2, and 4.6.D.2.

Step 5: Submit your land use application. The NPP Summary Report and attachments must be included with the application (including everything in Step 4). Be sure to obtain all other required items for your application before submitting it to the City Planning Commission staff. This should include application forms, photographs, surveys, plans, elevations, fees, etc., depending on the type of application. Application information can be found on the City Planning Commission website at www.nola.gov/city-planning/applications/

**** PLEASE NOTE: ****

THE INFORMATION AND/OR ACTION FOR EACH CHECKBOX MUST BE COMPLETED. ANY APPLICATION WITH MISSING INFORMATION WILL NOT BE ACCEPTED BY THE CITY PLANNING COMMISSION STAFF.

Name	Address1	City	St	Zip
2506-08 Audubon LLC	725 Fern St	New Orleans	LA	70118
Alexander Fred III	2757 Edna St	New Orleans	LA	70126
Alexis Anthony C Sr	4667 Galahad Dr	New Orleans	LA	70127
Allen Erin A	2744 Edna St	New Orleans	LA	70126
Alridge Gloria	7900 Mullet St	New Orleans	LA	70126
Anderson Glenn R	1625 Charlton Dr.	New Orleans	LA	70122
Anderson Robert Jr	64 Gordon Plaza Drive	New Orleans	LA	70126
Andrews Cleveland E	3312 Press St	New Orleans	LA	70126
Arceneaux Rodney D	2723 Higgins Bl	New Orleans	LA	70126
Arnolie Donna	8643 Dinkins Street	New Orleans	LA	70127
Babin Joy W	6517 St Johns Dr # 2037	Benbrook	TX	76132
Bagneris Pamela J	245 Hendee St	New Orleans	LA	70114
Bajoie Diana E	2035 Marengo St	New Orleans	LA	70115
Bajoie Diana E	Po Box 15168	New Orleans	LA	70115
Bajoie Olander P	9104 Arbor Creek Drive	Charlotte	NC	28269
Barnes Betty	9 Gordon Plaza Dr	New Orleans	LA	70126
Barnett Rita N	104 Liberty Terrace Drive	New Orleans	LA	70126
Barre Linda M	1679 Paul Morphy Street	New Orleans	LA	70119
Bates Alton	104 Mapleridge Drive	Lafayette	LA	70507
Bates Alton	P.O. Box 23093	New Orleans	LA	70183-3093
Bates Wanda M	7 Vision Dr	New Orleans	LA	70126
Bell Antoniyo F	2701 Edna St	New Orleans	LA	70126
Bienvenu Allen J Jr	720 Terry Drive	Arabi	LA	70032
Blackburn Creola H	1937 Light Wood Way N W	Acworth	GA	30102
Blunt Michael	8940 Morrison Rd	New Orleans	LA	70127
Blunt Patricia A	108 Liberty Terrace Dr	New Orleans	LA	70126
Bookman Robert J	2715 Edna St	New Orleans	LA	70126
Bowens Clarence R	71 South Orange Avenue, Suite 130	South Orange	NJ	07079
Bowie George	11321 N. Parkwood Ct	New Orleans	LA	70128
Bowie George A	3418 St Ferdinand St	New Orleans	LA	70126
Brown Jerry Jr	5322 At Anthony Av	New Orleans	LA	70122
Brown Vernon L	8 Meadow Sweet Lane	Newnan	GA	30263
Butler James E	11259 Waverly Dr	New Orleans	LA	70128
Camp Linda S	2415 Milan St	New Orleans	LA	70115
Carver Desire Baptist Church Incorporated	3301 Montegut St	New Orleans	LA	70126
Catherine Campbell Williams	2709 Carlise Dr South	Gretna	LA	70056
Catherine Campbell Williams	Po Box 850546	New Orleans	LA	70185
Chaney Rosie A	3220 Montegut St	New Orleans	LA	70126
Clay Alece	23405 W Fernhurst Drive	Katy	TX	77494
Cobbs Earlyn W	4830 Major Dr	New Orleans	LA	70128
Cola Darryl K	2740 Edna St	New Orleans	LA	70126
Cola Gregory K Sr	10132 S. Kelly Lane	Westwego	LA	70094
Cola Staford R	6920 Curran Blvd	New Orleans	LA	70126
Collins Darin A	P O Box 1324	Boutte	LA	70039
Collins Sherilia R.	2111 West Bend Pkwy., Apt. 232	New Orleans	LA	70114
Daniel Shirley J	421 Coles Landing	La Place	LA	70068
Dasilva Ademir T	707 Tricou St	New Orleans	LA	70116
Daughtry Robert V	208 Liberty Terrace Drive	New Orleans	LA	70126
Davis Cynthia	P O Box 771107	New Orleans	LA	70131
Dean Ocie H	3404 St Ferdinand St	New Orleans	LA	70126
Dequair Latoya L	215 Liberty Terrace Dr	New Orleans	LA	70126
Dorsey Kimberly A	48 Gordon Plaza Dr	New Orleans	LA	70126

Dugue Gerard	518 Third St	New Orleans	LA	70130
Ebron Gail	3227 Press St	New Orleans	LA	70126
Etienne Ann M	2763 Edna Street	New Orleans	LA	70126
Flax Yvonne A	2700 Edna Street	New Orleans	LA	70126
Florent Katherine S	3 Vision Drive	New Orleans	LA	70126
Fortune Lucious J	211 Liberty Terrace Dr	New Orleans	LA	70126
Francis Caycee	400 Glenmeade Ct	Gretna	LA	70056
Frazer Basil R	17 Gordon Plaza Drive	New Orleans	LA	70126
Garcia Bernice	3195 Whispering Dr S	Largo	FL	33771
Garrett Nathaniel Sr	104 Mapleridge Dr	Lafayette	LA	70507
Gordon Dorothy M	32 Gordon Plaza Dr	New Orleans	LA	70126
Gordon Jerome Sr	2760 Edna Street	New Orleans	LA	70126
Green Daniel	3 Vision Drive	New Orleans	LA	70126
Griffin Lekeshia	3570 Catalina Dr	New Orleans	LA	70114
Gusman Gerald L Jr	2932 Benefit St	New Orleans	LA	70126
Hammond Sean	59 Gordon Plazza Dr	New Orleans	LA	70126
Harris Beola B	204 Liberty Terrace Dr	New Orleans	LA	70126
Harris Lloyd L	3221 Clouet St	New Orleans	LA	70126
Hebert Anita L	7618 Briarwood Dr	New Orleans	LA	70128
Hemphill Marilyn	80 Gordon Plaza Dr	New Orleans	LA	70126
Hill Michael A	206 Liberty Terrace Dr	New Orleans	LA	70126
Housing Authority Of New Orleans	4100 Touro St	New Orleans	LA	70122
Howard David L	4020 Barracuda Street	Bay Saint Louis	MS	39520
Howard Henry	3217 Press St	New Orleans	LA	70126
Howard Roland	3217 Press St	New Orleans	LA	70126
Hughes Thelma W	2600 Camp Creek Parkway	College Park	GA	30337
Hunt Cedric	3404 St Ferdinand St	New Orleans	LA	70126
Hurst Lydwina	2926 Benefit St	New Orleans	LA	70126
Jackson Eula M	108 High St	Brandon	MS	39042
Jackson Josephine B	3611 4Th St	New Orleans	LA	70126
Jackson Mary Dell B	7614 Concordia Street	Dallas	TX	75241-4526
Jacobs Florida D	63 Gordon Plaza Dr	New Orleans	LA	70126
Johnson Clyde	101 Liberty Terrace Drive	New Orleans	LA	70126
Johnson Clyde Sr	105 Liberty Terrace Dr	New Orleans	LA	70126
Johnson George W	2317 Englewood Dr	Tupelo	MS	38801-5633
Johnson Georggie I	P O Box 281868	Atlanta	GA	30384-1868
Johnson Kathy B	4600 Dodt Ave	New Orleans	LA	70126
Johnson Parilin M	214 Liberty Terrace Dr	New Orleans	LA	70126
Johnson Thomas	2833 Stacie Lane	Violet	LA	70092
Johnson Wilfred J Sr	210 Liberty Terrace Dr	New Orleans	LA	70126
Jones Jewel G	51 Gordon Plaza Drive	New Orleans	LA	70126
Jones Romonica	2718 Edna Dr	New Orleans	LA	70126
Lafrance Martha	2761 Higgins Blvd	New Orleans	LA	70126
Le Blanc Ingrid A	60 Gordon Plaza Dr	New Orleans	LA	70126
Lemon Linda	3232 Montegut St	New Orleans	LA	70126
Levy Kedrick K Sr	7120 Patronis Dr Apt 1901	Panama City	FL	32408
Lewis Veronica J	2728 Edna St	New Orleans	LA	70126
Liberty Terrace S Ubd Inc	3715 Metropolitan St	New Orleans	LA	70126
Louis William	2767 Edna St	New Orleans	LA	70126
Love Carolyn A	2224 Magnolia Street	New Orleans	LA	70113
Lynch Audre M	2920 Benefit St	New Orleans	LA	70126
Magee Linda S	2736 Edna St	New Orleans	LA	70126-0794
Martin Kanacio	2327-Prancer Street	New Orleans	LA	70131
Martin Kanacio	P.O. Box 71	Baton Rouge	LA	70821

Martin Lawernce A Jr	2754 Edna Street	New Orleans	LA	70126
Matthews Stanley P	713 Greenbrook Drive	Allen	TX	75002
May Roselean	2919 Benefit St	New Orleans	LA	70126
Mayberry Kevin	3104 E Judge Perez	Meraux	LA	70075
Mc Carvy Emile Sr	111 Liberty Terrace Dr	New Orleans	LA	70126
Mc Cormick Ransom	3401 Franklin Avenue	New Orleans	LA	70122
Mc Cray Frank Jr	401 Victoria Court	Thibodaux	LA	70301
Mc Cray James E	2707 Higgins Bd	New Orleans	LA	70126
Mi Mi Inc	817 Claiborne Dr	Jefferson	LA	70121
Miller Samuel	3119 Press St	New Orleans	LA	70126
Muse Robert A Jr	2743 Higgins Bd	New Orleans	LA	70126
Narcisse Deandra	1000 Robert Lee Cr	Lafayette	LA	70506
Nelson Rondeshia	411 Le Boeuf Street	New Orleans	LA	70114
New Orleans Redevelopment Authority	1409 Oretha Castle Haley Bl	New Orleans	LA	70113
Newsome Jessie	6033 Grath Rd Apt 807	Baytown	TX	77521
Nixon Elizabeth R	2216 Idaho Avenue	Kenner	LA	70062
Occupant	1 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	1 Vision Dr	New Orleans	LA	70126
Occupant	10 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	100 Simmons Dr	New Orleans	LA	70126
Occupant	101 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	102 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	104 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	105 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	106 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	107 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	108 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	108 Simmons Dr	New Orleans	LA	70126
Occupant	111 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	115 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	17 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	18 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	2 Higgins Blvd	New Orleans	LA	70126
Occupant	2 Vision Dr	New Orleans	LA	70126
Occupant	204 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	206 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	210 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	211 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	212 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	214 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	215 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	217 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	218 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	219 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	220 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	221 Liberty Terrace Dr	New Orleans	LA	70126
Occupant	25 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	2506 Audubon St	New Orleans	LA	70126
Occupant	26 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	2700 Edna St	New Orleans	LA	70126
Occupant	2701 Edna St	New Orleans	LA	70126
Occupant	2701 Higgins Blvd	New Orleans	LA	70126
Occupant	2706 Edna St	New Orleans	LA	70126

Occupant	2707 Higgins Blvd	New Orleans	LA	70126
Occupant	2709 Edna St	New Orleans	LA	70126
Occupant	2711 Higgins Blvd	New Orleans	LA	70126
Occupant	2712 Edna St	New Orleans	LA	70126
Occupant	2715 Edna St	New Orleans	LA	70126
Occupant	2717 Higgins Blvd	New Orleans	LA	70126
Occupant	2718 Edna St	New Orleans	LA	70126
Occupant	2721 Edna St	New Orleans	LA	70126
Occupant	2723 Higgins Blvd	New Orleans	LA	70126
Occupant	2724 Edna St	New Orleans	LA	70126
Occupant	2727 Higgins Blvd	New Orleans	LA	70126
Occupant	2728 Edna St	New Orleans	LA	70126
Occupant	2729 Edna St	New Orleans	LA	70126
Occupant	2735 Higgins Blvd	New Orleans	LA	70126
Occupant	2736 Edna St	New Orleans	LA	70126
Occupant	2737 Edna St	New Orleans	LA	70126
Occupant	2739 Higgins Blvd	New Orleans	LA	70126
Occupant	2740 Edna St	New Orleans	LA	70126
Occupant	2743 Edna St	New Orleans	LA	70126
Occupant	2743 Higgins Blvd	New Orleans	LA	70126
Occupant	2744 Edna St	New Orleans	LA	70126
Occupant	2747 Edna St	New Orleans	LA	70126
Occupant	2749 Higgins Blvd	New Orleans	LA	70126
Occupant	2750 Edna St	New Orleans	LA	70126
Occupant	2751 Edna St	New Orleans	LA	70126
Occupant	2754 Edna St	New Orleans	LA	70126
Occupant	2755 Edna St	New Orleans	LA	70126
Occupant	2755 Higgins Blvd	New Orleans	LA	70126
Occupant	2757 Edna St	New Orleans	LA	70126
Occupant	2760 Edna St	New Orleans	LA	70126
Occupant	2761 Higgins Blvd	New Orleans	LA	70126
Occupant	2763 Edna St	New Orleans	LA	70126
Occupant	2766 Edna St	New Orleans	LA	70126
Occupant	2767 Edna St	New Orleans	LA	70126
Occupant	2815 Edna St	New Orleans	LA	70126
Occupant	2815 Edna St	New Orleans	LA	70126
Occupant	2900 Benefit St	New Orleans	LA	70126
Occupant	2920 Benefit St	New Orleans	LA	70126
Occupant	2926 Benefit St	New Orleans	LA	70126
Occupant	3 Vision Dr	New Orleans	LA	70126
Occupant	3000 Benefit St	New Orleans	LA	70126
Occupant	3008 Benefit St	New Orleans	LA	70126
Occupant	3010 Benefit St	New Orleans	LA	70126
Occupant	3014 Pleasure St	New Orleans	LA	70126
Occupant	3015 Treasure St	New Orleans	LA	70126
Occupant	3016 Benefit St	New Orleans	LA	70126
Occupant	3018 Humanity St	New Orleans	LA	70126
Occupant	3019 Treasure St	New Orleans	LA	70126
Occupant	3021 Treasure St	New Orleans	LA	70126
Occupant	3025 Abundance Ct	New Orleans	LA	70126
Occupant	3100 Feliciana St	New Orleans	LA	70126
Occupant	3101 Abundance Ct	New Orleans	LA	70126
Occupant	3103 Abundance Ct	New Orleans	LA	70126
Occupant	3105 Abundance Ct	New Orleans	LA	70126

Occupant	3107 Abundance Ct	New Orleans	LA	70126
Occupant	3108 Feliciana St	New Orleans	LA	70126
Occupant	3109 Abundance Ct	New Orleans	LA	70126
Occupant	3111 Abundance Ct	New Orleans	LA	70126
Occupant	3113 Montegut St	New Orleans	LA	70126
Occupant	3114 Feliciana St	New Orleans	LA	70126
Occupant	3115 Abundance Ct	New Orleans	LA	70126
Occupant	3120 Feliciana St	New Orleans	LA	70126
Occupant	3126 Feliciana St	New Orleans	LA	70126
Occupant	3132 Feliciana St	New Orleans	LA	70126
Occupant	3138 Feliciana St	New Orleans	LA	70126
Occupant	3144 Feliciana St	New Orleans	LA	70126
Occupant	3148 Feliciana St	New Orleans	LA	70126
Occupant	32 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	3200 Feliciana St	New Orleans	LA	70126
Occupant	3203 Montegut St	New Orleans	LA	70126
Occupant	3205 Montegut St	New Orleans	LA	70126
Occupant	3208 Feliciana St	New Orleans	LA	70126
Occupant	3213 Montegut St	New Orleans	LA	70126
Occupant	3214 Feliciana St	New Orleans	LA	70126
Occupant	3215 Montegut St	New Orleans	LA	70126
Occupant	3219 Montegut St	New Orleans	LA	70126
Occupant	3220 Feliciana St	New Orleans	LA	70126
Occupant	3223 Montegut St	New Orleans	LA	70126
Occupant	3229 Montegut St	New Orleans	LA	70126
Occupant	3233 Montegut St	New Orleans	LA	70126
Occupant	3237 Montegut St	New Orleans	LA	70126
Occupant	3243 Montegut St	New Orleans	LA	70126
Occupant	33 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	3309 Montegut St	New Orleans	LA	70126
Occupant	3337 Montegut St	New Orleans	LA	70126
Occupant	3343 Montegut St	New Orleans	LA	70126
Occupant	3417 St Ferdinand St	New Orleans	LA	70126
Occupant	3418 St Ferdinand St	New Orleans	LA	70126
Occupant	3439 St Ferdinand St	New Orleans	LA	70126
Occupant	36 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	4 Abundance Ct	New Orleans	LA	70126
Occupant	4 Vision Dr	New Orleans	LA	70126
Occupant	40 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	44 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	48 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	5 Montegut St	New Orleans	LA	70126
Occupant	5 S Roadway St	New Orleans	LA	70126
Occupant	5 Vision Dr	New Orleans	LA	70126
Occupant	51 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	51953 Benefit St	New Orleans	LA	70126
Occupant	52 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	55 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	56 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	59 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	6 Vision Dr	New Orleans	LA	70126
Occupant	60 Gordon Plaza Dr	New Orleans	LA	70126

Occupant	63 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	64 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	67 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	68 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	7 Vision Dr	New Orleans	LA	70126
Occupant	71 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	72 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	76 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	80 Gordon Plaza Dr	New Orleans	LA	70126
Occupant	87878 Higgins Ct	New Orleans	LA	70126
Occupant	9 Gordon Plaza Dr	New Orleans	LA	70126
Oliver Alfred Sr	26 Gordon Plaza Dr	New Orleans	LA	70126
Orleans Parish School Board	3510 General De Gaulle Dr	New Orleans	LA	70114
Osum James A Jr	2099 Golfviek Drive	La Place	LA	70068
Pajeaud Clarence	2815 Edna St	New Orleans	LA	70126
Parker Nathan	#10 Gordon Plaza Dr	New Orleans	LA	70126
Perkins Jesse G	2900 Benefit St	New Orleans	LA	70126
Peters Jeffrey	3439 St Ferdinand St	New Orleans	LA	70126
Polk David J	219 Liberty Terrace Dr	New Orleans	LA	70126
Press Park Townhouse Associat	2917 Benefit Str	New Orleans	LA	70126
Project Home Again Foundation	1324 Riviera Ave	New Orleans	LA	70122
Quarels Cornelius D	1921 Erlanger Dr	Baton Rouge	LA	70816
Raymond Lawrence Jr	2706 Edna St	New Orleans	LA	70126
Reese Elizabeth	6 Cobblestone Dr	Sumrall	MS	39482
Richard Stanley J, Jr	1046 N Carrollton Ave	New Orleans	LA	70119
Richardson Ron C	68 Gordon Plaza Dr	New Orleans	LA	70126
Roberts Herman Jr	2701 Higgins Blvd.	New Orleans	LA	70126
Roberts Leatrice P	Po Box 870134	New Orleans	LA	70187
Robertson Samuel	67 Gordon Plaza Dr	New Orleans	LA	70126
Rochon Cinnamon	4 Vision Drive	New Orleans	LA	70126
Rogers Miner	749 Marlene Dr	Gretna	LA	70056
Ross Sheila	2 Vision Drive	New Orleans	LA	70126
Sampson Leana S	3131 Press St	New Orleans	LA	70126
Samuels Macarthur Jr	40 Gordon Plaza Dr.	New Orleans	LA	70126
Santa Marina Kandee	107 Liberty Terrace Drive	New Orleans	LA	70126
Sharett Gilda R	115 Liberty Terrace Dr	New Orleans	LA	70126
Sharett Sandra E	2743 Edna St	New Orleans	LA	70126
Simon Joseph E III	2729 Edna St	New Orleans	LA	70126
Simpson Leroy D Sr	3312 Montegut St	New Orleans	LA	70126
Singleton Jerome	3125 Press St	New Orleans	LA	70114
Singleton Shirley B	4438 Santa Fe Lane	Mc Kinney	TX	75070
Smith Wilhelm L	36 Gordon Plaza Dr	New Orleans	LA	70126
Smothers Earl	44 Gordon Plaza Drive	New Orleans	LA	70126-5659
Solomon Shirnell S	212 Liberty Terrace Drive	New Orleans	LA	70126
Soniat Clementine C	2737 Edna St	New Orleans	LA	70126
Square Randolph	2747 Edna St	New Orleans	LA	70126
Stamps Margarita L P	3306 Press St	New Orleans	LA	70126
Stemley Janice M	55 Gordon Plaza Dr	New Orleans	LA	70126
Stewart Bernice	1238 Kings Row	Slidell	LA	70461
Stewart Shirley A	6000 St Roch Av	New Orleans	LA	70122
Taylor Donald E	52 Gordon Plaza Drive	New Orleans	LA	70122

Tero Deborah W	217 Liberty Terrace Dr	New Orleans	LA	70126
Theodore Marion D	2202 Annette St	New Orleans	LA	70119
Thompson Leila W	3221 Clouet St	New Orleans	LA	70126
Thornton Elodia B	48362 Stafford Road	Tickfaw	LA	70466
Touch Of Class Concrete Pumping LLC	2724 Edna St	New Orleans	LA	70126
Turner Lillian P	76 Gordon Plaza Dr	New Orleans	LA	70126
Venison James H	2727 Higgins Blvd	New Orleans	LA	70126
Victoria Rainey S	2739 Higgins Blvd	New Orleans	LA	70126
Ward Pamela K	3343 Montegut St	New Orleans	LA	70126
Weber Karen F	2416 Chippewa St	New Orleans	LA	70130
White Buford E	3205 Press St	New Orleans	LA	70126
White Clara Y	3305 Montegut Street	New Orleans	LA	70126
Williams Charlene B	1 Vision Dr	New Orleans	LA	70126
Williams Charles	2838 Louisa St	New Orleans	LA	70126
Williams Trude M	3410 St Ferdinand St	New Orleans	LA	70126
Wilson Bettee F	3100 Rue Parc Fontaine #2125	New Orleans	LA	70131
Wilson Jeanette	2735 Higgins Blvd	New Orleans	LA	70126-1210
Wilson Yvonne A	33 Gordon Plaza Dr	New Orleans	LA	70126
Winston Andrew S	2813 Edna St	New Orleans	LA	70126
Womack Alphonse	3620 Winbourne Ave	Baton Rouge	LA	70805

Neighborhood Associations

Organization Name: Florida/Desire Community Association

Point of Contact: Marguerite Doyle Johnston

Phone Number: 504-616-5732

Email: mdoylejohnston2@gmail.com

Street Address: 4121 St. Claude Avenue

City: New Orleans

Zip: 70117

Organization Name: Upper Ninth Ward Community Association

Point of Contact: Rev. James R. Willis Jr.

Phone Number: 504-352-0012

Email: pastorjrw@aol.com

Street Address: 4222 Paris Avenue

City: New Orleans

Zip: 70122

September 2, 2016

Dear Neighbor:

I sent this letter out to you earlier this week, and incorrectly wrote the date of the meeting to be August 6th. I meant to say September 6th, so I apologize for that. Due to this error, I have rescheduled the meeting for September 8th, 2016, at Delgado's Collier Campus, Room 213, from 4:30-5:30

My company, 3251 St Ferdinand LLC , recently purchased a property at 3251 St Ferdinand, at the corner of St Ferdinand and Higgins. It is 100+ apartments and a commercial center, damaged in Katrina, and never fully renovated after the storm.

Right now, the City is going through an annual 5 year master plan amendment process, which allows changes to the master plan. The master plan is a guide for the City to make decisions about properties in the future, but it does not actually change the zoning of a property. We intend to apply for a master plan change for the site from single family residential(RLD-Post) to a mixed use classification(MUM), which could allow future uses other than residential, and we will be holding a meeting to discuss this change.

If the master plan amendment is approved, we would have to come back and actually apply for a zoning change, hold another public meeting about it, and then go to the City Planning Commission for approval, and there are no plans at this time to apply for a zoning change.

The meeting will take place on Thursday September 8th, 2016 from 4:30-5:30 pm

Delgado Community College, Collier Campus, Building 2, room 213, 3727 Louisa, New Orleans La 70126

This letter is being delivered through U.S. Mail. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

I've enclosed some information to give you a better idea of what we'd like to do. If you have questions or comments, here's how to reach me.

Sincerely,

Peter Gardner

3251 St Ferdinand LLC

1615 Gov Nicholls, New Orleans La 70116

peter@petergardner.com

504-782-7574

[illegible]

1:7,523

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

MEETING SIGN-IN SHEET

Project: 3251 st Ferdinand street

Meeting Date: 9/8/16 at 4:30pm

Facilitator: Peter Gardner

Place/Room:

Name	Address	Phone	E-Mail
Marilyn Amar	80 Gordon Plaza Dr	504-947-3415	
Samuel Evans	2891 Abundance St	482-0238	
Reginald Arceneaux	#2 Marcus Christian Circle	504-914-5375	
Janice Stemley	55 Gordon Plaza Dr	504-301-7315	janicestemley@yahoo.com
Mary E. Royal	2939 Feliciana St.	504-701-2116	mroyal@franklinabc.com
Samuel Robertson	67 Gordon Plaza Dr	504-949-1491	
Lydwinna Hurst	2926 Benefit St	504-650-1773	lydwinna1@gmail.com
Jesse G. Perkins	2900 Benefit St.	(504) 874-0562	Jperkins750478@aol.com
Robert Anderson Jr.	67 Gordon Plaza Dr	504-947-8461	Robert1574@BellSouth.net
ALFRED J. OLIVER	46 Gordon Plaza Dr	504-942-0275	
CORLETTA A. SMOTHERS	46 GORDON PLAZA DR	(504) 908-4847	corletta-smothers@yahoo.com
Mrs White	3305 Montegut St	N.O. La. 70126	
Anthony C. Alessi	4667 Palmetto Dr	N.O. La. 70127	
Kevin Mayberry	3337 Montegut St	207 310 3896	70075

MEETING SIGN-IN SHEET

Project: 3251 st Ferdinand street

Meeting Date: 9/8/16 at 4:30pm

Facilitator: Peter Gardner

Place/Room:[illegible]

3251 St Ferdinand NPP Meeting Notes

of attendees:

~~27~~ (27)

Comments from audience:

- ↳ Concerns w/ why property was purchased.
- ↳ want ^{you} ~~them~~ to buy out everyone
- ↳ residents say that they should have been consulted before purchase.
- ↳ concerned w/ building permit being issued
- ↳ Resident expressed that she didn't want anything at all on site; same resident said that if Peter could possibly get w/ Walmart or some company like that to buy out all of their land & put a large store (Walmart) she would be ok.
- ↳ Resident expressed he would like to see a warehouse there, ~~do it~~ it won't be an eye sore.
- ↳ Resident expressed that it would be an eye sore to have a warehouse there. She understood that something needed to be done, but no warehouse.

NPP Report

Date of Report: 9/8/16

Project Name: 3251 St Ferdinand St

Overview: This report provides results of the implementation of the Neighborhood Participation Program for property located at 3251 St Ferdinand St. The applicant intends to file an application for a master plan designation change from RLD-Post to MUM for the property. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. sign-in lists are attached.

Contact:

Peter Gardner
1615 Gov Nicholls
New Orleans, LA 70116
504-782-7574

Email: peter@petergardner.com

Neighborhood Meetings: The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments, sign in lists, and other feedback are attached].

1. September 8th - Delgado Community College Collier Campus-3727 Louisa St- 4:30-5:30

Correspondence and Telephone Calls:

1. September 1st, 2015 – letters mailed to contact list, including neighborhood associations, churches and schools, and communications via phone and text with residents

Results:

There were approximately 340 persons/addresses invited to the community meeting. 24 people attended.

1. Summary of concerns, issues and problems.
 - Residents want to know why they were not consulted before applicant purchased property
 - Want to know how a building permit was issued on property
 - Property sits atop of agriculture street landfill, and community member believe that the ground is toxic, we don't want people living there.
 - We want the government to buy us out of our homes and relocate us.
 - We don't want commercial there
 - We don't want anything used there
 - We would be supportive of commercial but not residential
 - The government cannot be trusted to say that the area is safe
2. How concerns, issues and problems will be addressed:
 - Applicant explained rationale behind purchase and how permit was issued.
 - Currently the site is zoned residential single family with RLD-Post Designation, with an RPC governing the current use. The only possible current uses are the current RPC of 100+ apartments and a small commercial center, or single family homes. The change to MUM will open the door to allowing commercial uses for the

property, and it being used for something other than residential, which would satisfy the concerns regarding people living there

- The EPA has remediated the site and certified that it is safe for human occupancy. They test the soils every 5 years, and accept liability for past contamination. While there is disagreement between the community and the government about the safety of the site, the MUM designation will allow for the community's concerns to be addressed through alternative uses to residential development

3. Concerns, issues, and problems not addressed and why:

- There is a lot of distrust between the community and the federal and local government due to past actual and perceived injustices, which cannot be solved by the applicant.
- The concerns of community members who want nothing done on the site, or do not want commercial, cannot be addressed. There needs to be a use for the property, and if residential is not appropriate in their eyes, then commercial seems like a good alternative

Meeting Handout

Current Master Plan Designation

RESIDENTIAL POST-WAR LOW DENSITY

Goal: Preserve the scale and character of post-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential lots and allow for compatible infill development.

Range of Uses: New development is generally limited to single-family dwellings, with two-family and town home development allowed where it currently exists or formerly existed. Supporting public recreational and community facilities (e.g., schools and places of worship) are also allowed. New two family dwellings and town home developments may be allowed in planned communities. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings. Development Character: New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Maximum density of 20 dwelling units per acre.

Requested Master Plan Designation

MIXED-USE MEDIUM DENSITY

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas. Development Character: Height/mass, and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors.